

1 EXISTING SITE PLAN
1/16" = 1'-0"

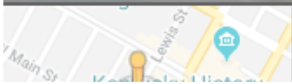
ARB FINAL 2/11/19	 CRUMBAUGH	CONCEPT DESIGN of REHABILITATION PLAN for 309-311 St. Clair Street, Frankfort, KY 40601
		EXISTING SITE PLAN
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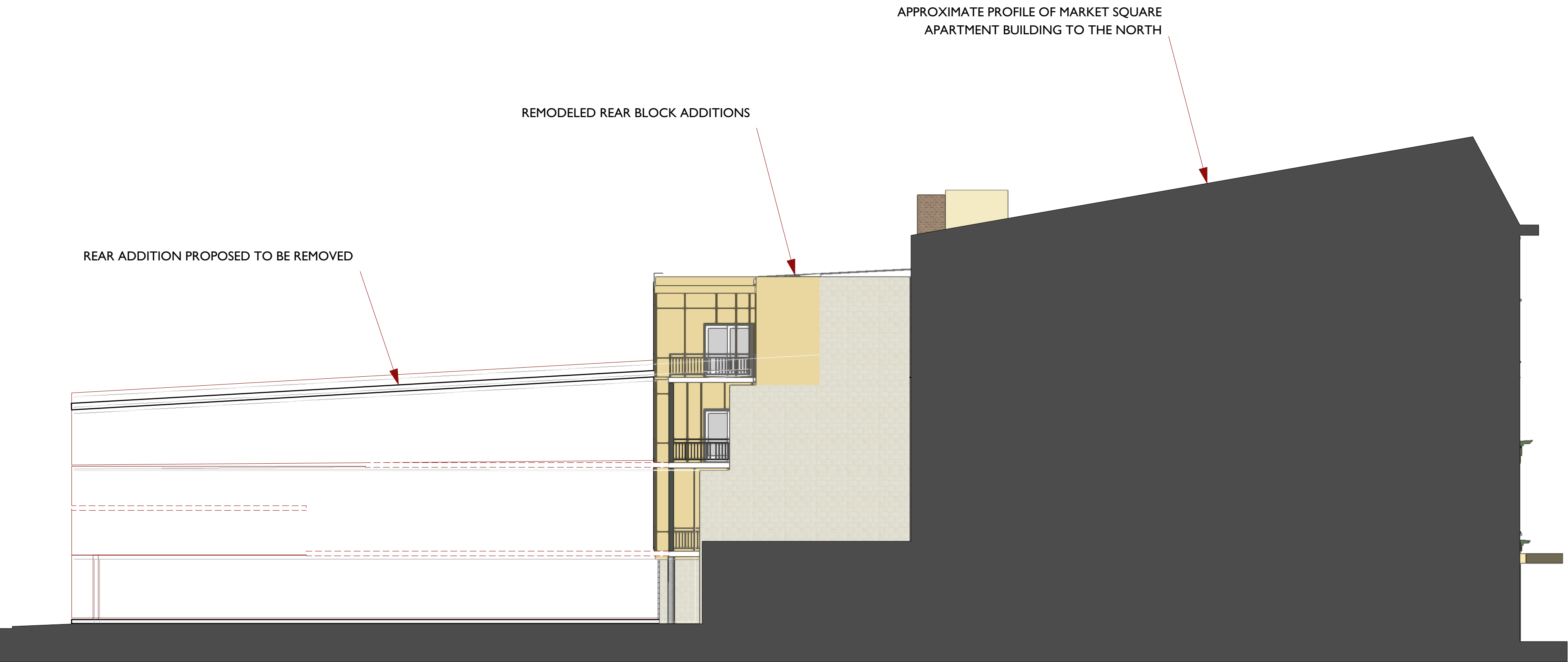


REVISED REAR FACADE OF 309-311 ST. CLAIR



APPROXIMATE ELEVATION
OF EXISTING HISTORIC
BUILDING WHICH WILL BE
VISIBLE AGAIN ONCE
CONCRETE BLOCK
ADDITION IS REMOVED





I NORTH ELEVATION SHOWING THE EXTENT OF REAR DEMOLITION
NOT TO SCALE

 CRUMBAUGH	ARB FINAL 2/11/19	CONCEPT DESIGN of REHABILITATION PLAN for 309-311 St. Clair Street, Frankfort, KY 40601
		NORTH SIDE SHOWING EXTENT OF DEMO
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Arctic White	Navajo Beige	Cobble Stone	Heathered Moss	Boothbay Blue
				
Harris Cream	Sandstone Beige	Monterey Taupe	Mountain Sage	Evening Blue
				
Tuscan Gold	Autumn Tan	Woodstock Brown	Parkside Pine	Iron Gray
				
Chestnut Brown	Khaki Brown	Timber Bark	Countrylane Red	

Visit JamesHardieCommercial.com for the full color availability in your projects area.

	
Stucco	Cedarmill®
	
Sierra 8	Smooth

In addition to HardiePanel vertical siding, James Hardie offers
* RH 30% - 50%

HARDIE PANEL SMOOTH
SHOWN IN HARRIS CREAM -
FINAL COLOR SELECTION TO BE
DETERMINED

NEW ELEVATOR PENTHOUSE
ADJACENT TO EXISTING WHICH IS
UNUSABLE BECAUSE IT IS TOO SMALL



2

NEW INTERIOR SIDE BALCONIES
1/8" = 1'-0"

1

NEW REAR ELEVATION WITH BALCONIES
1/8" = 1'-0"

NEW MODERN
ALUMINUM COMMERCIAL
STOREFRONT SYSTEM AT
REAR OF RETAIL TENANT



CRUMBAUGH

ARB FINAL 2/11/19

CONCEPT DESIGN of REHABILITATION PLAN for
309-311 St. Clair Street, Frankfort, KY 40601

PROPOSED REAR AND SIDE ELEVATION

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HardiePanel® Vertical Siding Technical Guide



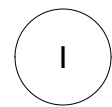
Traditional Applications
For Multifamily and Light
Commercial Construction



NEW WINDOWS IN
NEW MASONRY
OPENINGS
FOLLOWING THIRD
FLOOR PATTERN

NEW WINDOWS IN
EXISTING MASONRY
SEE HISTORIC
PHOTO

PROFILE OF NEIGHBORING BUILDING DIRECTLY TO
THE SOUTH - TO BECOME A PART OF THE PROJECT
ROOF DECK FOR APARTMENT RESIDENTS



SOUTH ELEVATION WITH RESTORED THIRD FLOOR WINDOWS AND NEW FOURT
1/8" = 1'-0"



ARB FINAL 2/11/19	CONCEPT DESIGN of REHABILITATION PLAN for 309-311 St. Clair Street, Frankfort, KY 40601
	PROPOSED SOUTH ELEVATION
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NEW ONE OVER ONE DOUBLE HUNG
WINDOW UNITS IN EXISTING
BRICKED IN MASONRY OPENINGS

MID CENTURY STOREFRONT AND
AWNING CANOPY TO REMAIN

1 FRONT ELEVATION
1/8" = 1'-0"



RESTORED
NEIGHBORING FACADE
A PART OF THIS
PROJECT WITH NEW
STOREFRONT AND
SIX OVER SIX
REPLACEMENT
WINDOWS



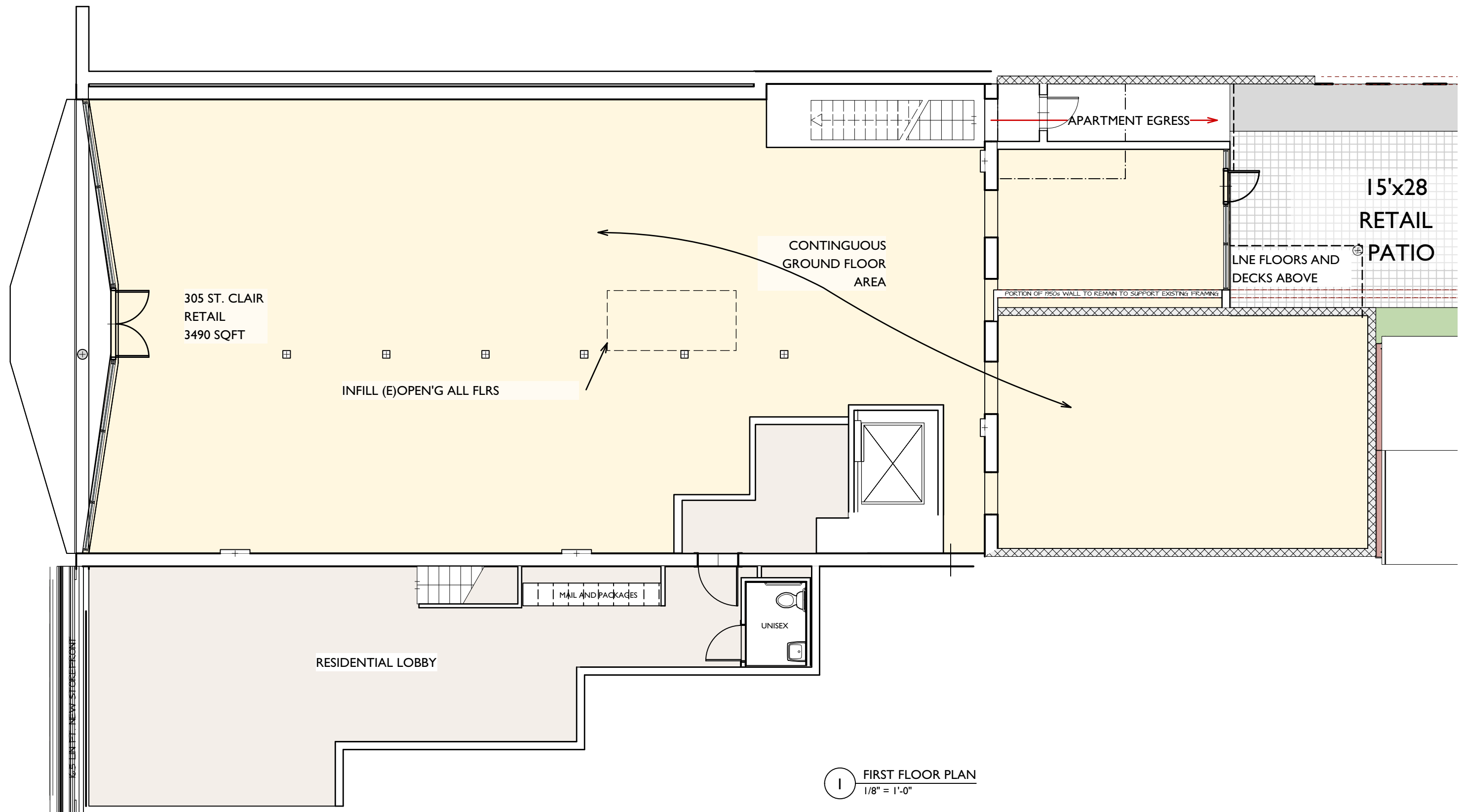
CRUMBAUGH

ARB FINAL 2/11/19

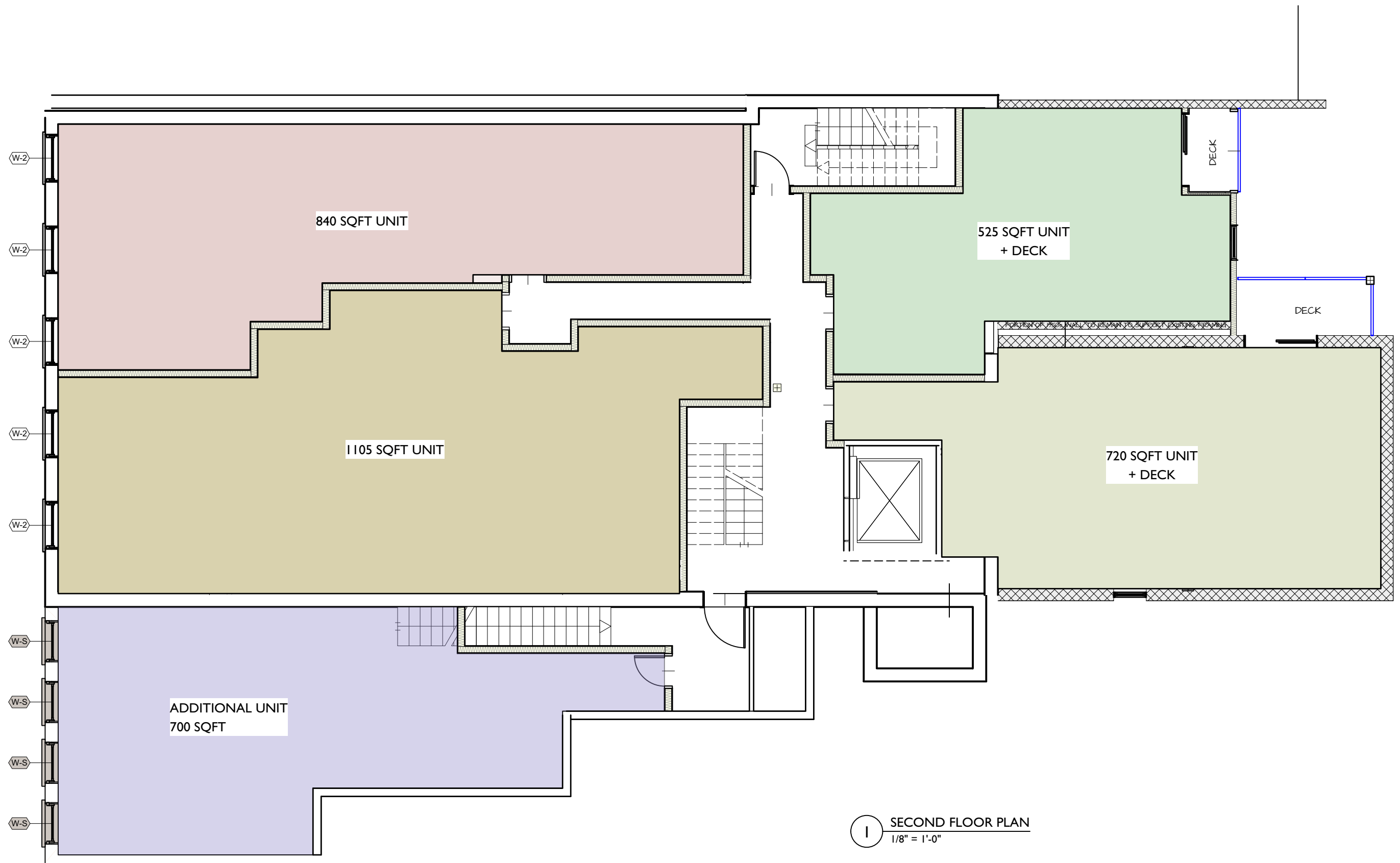
CONCEPT DESIGN of REHABILITATION PLAN for
309-311 St. Clair Street, Frankfort, KY 40601

PROPOSED FRONT ELEVATION

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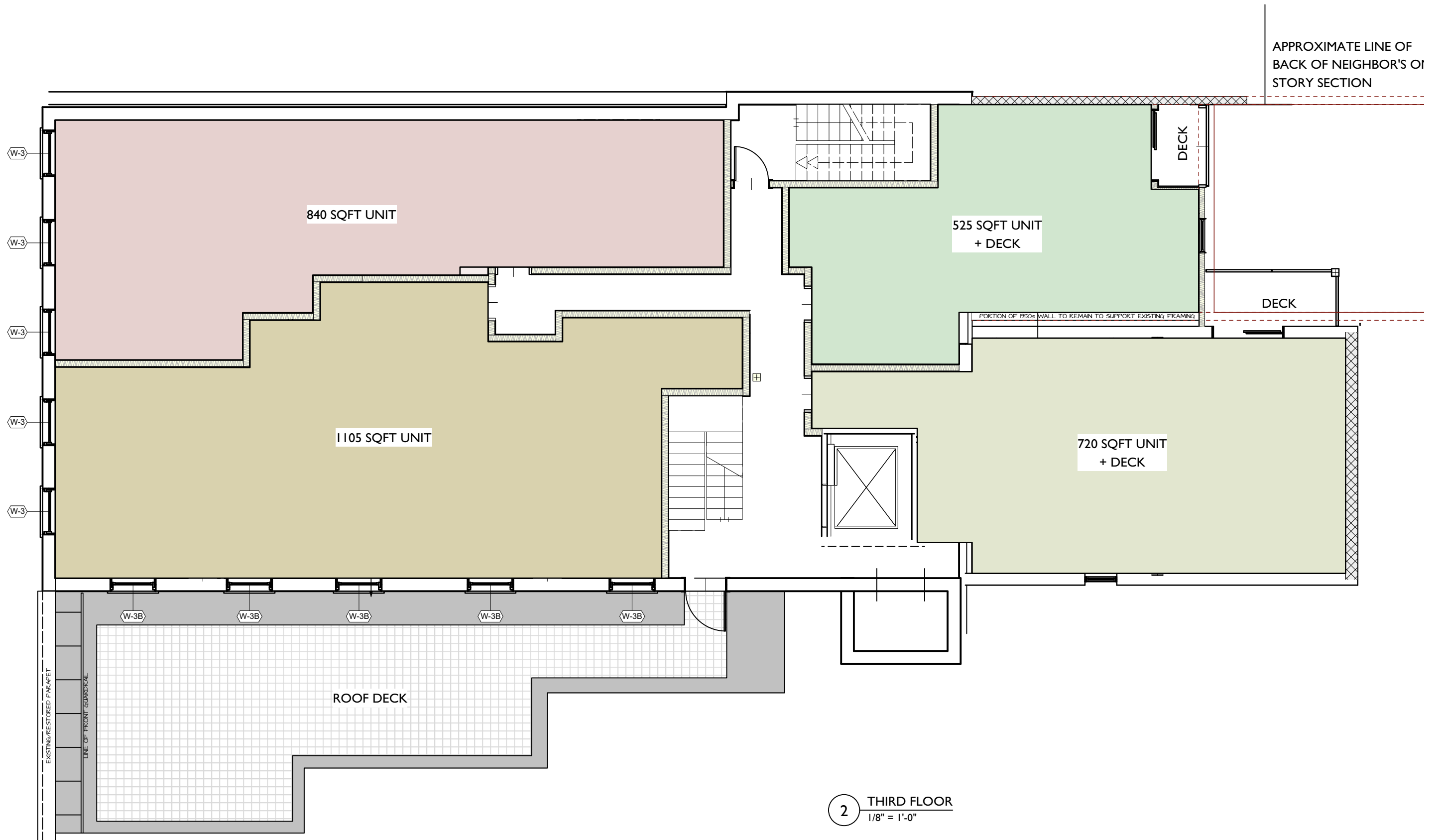


 CRUMBAUGH	ARB FINAL 2/11/19	CONCEPT DESIGN of REHABILITATION PLAN for	
		309-311 St. Clair Street, Frankfort, KY 40601	
		FIRST FLOOR	
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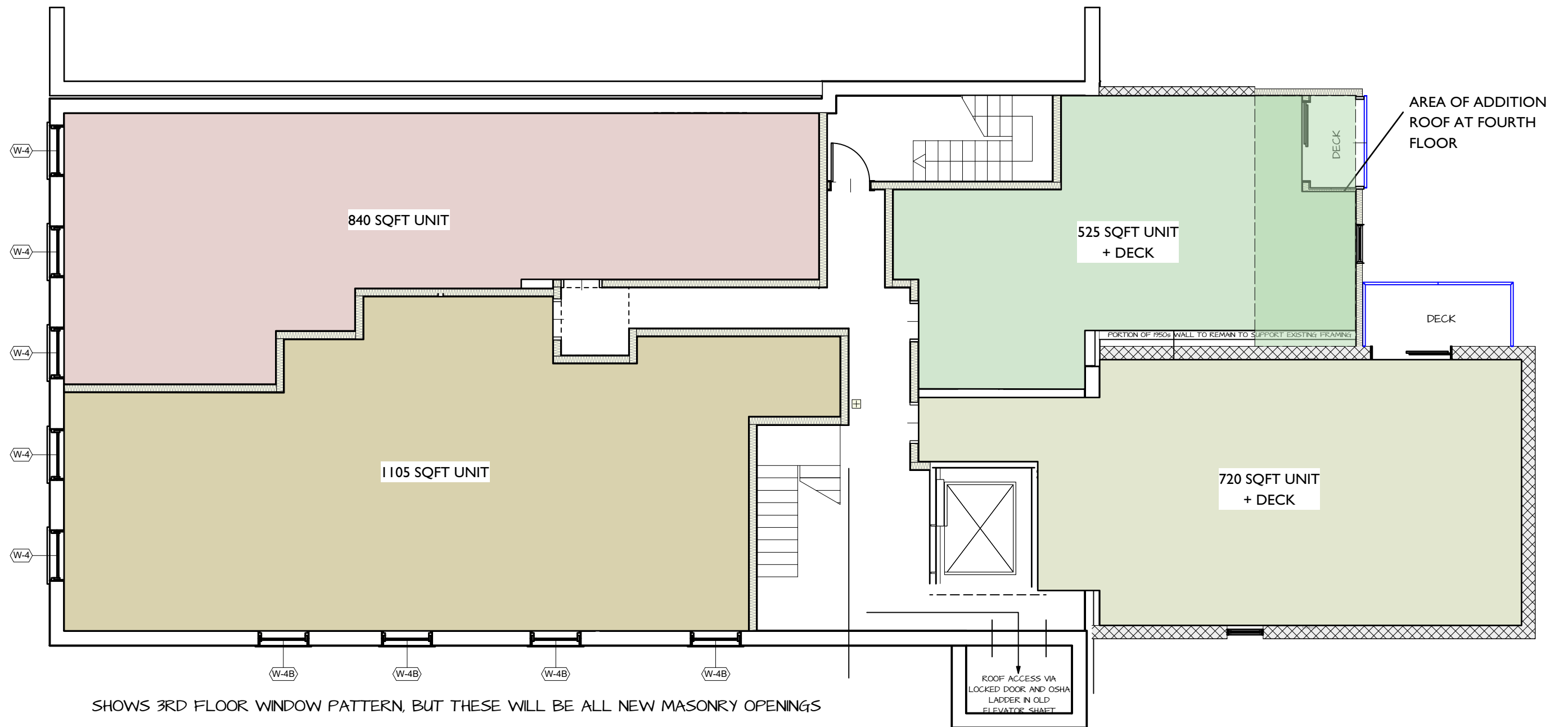


1 SECOND FLOOR PLAN
1/8" = 1'-0"


 CRUMBAUGH	ARB FINAL 2/11/19	CONCEPT DESIGN of REHABILITATION PLAN for	
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		SECOND FLOOR PLAN	
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 CRUMBAUGH	ARB FINAL 2/11/19	CONCEPT DESIGN of REHABILITATION PLAN for	
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		THIRD FLOOR PLAN	
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1 FOURTH FLOOR
1/8" = 1'-0"

 CRUMBAUGH	ARB FINAL 2/11/19	CONCEPT DESIGN of REHABILITATION PLAN for	
		309-311 St. Clair Street, Frankfort, KY 40601	
		FOURTH FLOOR PLAN	
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REPORT AND RECOMMENDATION

To: City of Frankfort Architectural Review Board
From: Jordan Miller, Senior Community Planner
Date: February 12, 2019
Meeting: February 19, 2019
Subject: COA for non-original addition removal and façade rehab



GENERAL INFORMATION

Site: 309-311 Saint Clair Street
Case No.: ARB 2019-5
Zoning: Central Business Historic District
National Register: Non-Contributing – Central Frankfort National Historic District
Applicant: Spangler Williamson Architecture and Engineering, 407 Wapping Street, Frankfort KY 40601
Owner: Legacy Property Group, LLC, 101 East Main Street, Frankfort KY 40601
Request: In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Spangler Williamson Architecture and Engineering on behalf of Legacy Property Group, LLC are requesting a Certificate of Appropriateness in order to remove a rear addition and conduct exterior modifications to the front façade for the property located at 309-311 St. Clair Street. The property is more particularly identified as PVA Map Number 061-24-13-020.00.

BACKGROUND

The applicant is requesting a Certificate of Appropriateness in order to remove a rear addition that has street frontage at Lewis Street. Over time the addition has hindered the highest and best possible use of the property due to its poor construction, obsolete programming, and lack of architectural cohesion with the primary structure. The applicant is proposing a commercial use on the first floor with residential units on the upper floors. Once removed, decks are proposed to be constructed and two remaining additions will be clad with fiber cement board and batten. The applicant is also proposing to reinstall the 15 original window openings on the front façade with 1/1's, which better reflect the mid-century alterations to the front façade, and the original segmental arch design composed of either anodized aluminum or aluminum clad wood.

	Primary Structure	Rear Addition
Construction Date	1890	1943-1955
Exterior Material	Brick	Concrete Block
Stories	4	2.5
Style	Turn of the Century	Vernacular Commercial
Major Alterations	Late 1940s -1952 Filling in of windows on façade, removal of cornice, & mid-century storefront	2010 - Modern storefront replaces roll-up door system
Prior Uses	Furniture store, commercial	Warehouse, bicycle shop
Current Use	Vacant	Vacant

	Existing	Proposed
Building Footprint	5,607 sq.ft.	4,076 sq.ft.

GUIDELINES

Applicable guidelines for this project include:

- Article 16.02 – Central Business District Zoning District Guidelines

Article 16.02 – Central Business Zoning District Design Guidelines

Section 2.8 Upper-story Windows

2.8.5.C. When replacement windows are used, they shall match the original in size, shape, and configuration.

2.8.5.D. Using in-kind materials is encouraged. Compatible substitute materials may be used and will be reviewed on a case-by-case basis. Anodized aluminum (painted or baked-on finish), aluminum-clad, and fiberglass-clad wood frame windows are example of compatible materials. Vinyl windows are not a compatible alternative for the front façade.

Section 3.1 New Construction

3.1.5.D. Alternative materials such as fiber cement board and cast concrete are appropriate for new construction where maintaining compatibility with traditional materials is a priority.

Section 4.1 Pedestrian Streetscapes

4.1.1.D. Maintaining open viewsheds and lines of sight throughout the commercial district are encouraged.

Section 5.1 Demolition

5.1.2.C. Protect significant site features such as historic masonry walls from inadvertent damage. Avoid damage to neighboring properties.

5.1.2.D. Promptly clear the site of all debris following demolition.

5.1.2.E. Select a redevelopment plan for the site that is compatible with the existing character of the area.

Demolition and non-contributing buildings.

These guidelines are intended principally for historic buildings in the Central Business district that are considered contributing to its significance. Non-contributing buildings and additions—which may include those constructed outside the period of significance and those that have undergone significant alteration and no longer reflect their historic character—and buildings with conditions that have substantially deteriorated, undermining the structural integrity, may have more lean thresholds for approval of demolition at the discretion of the Architectural Review Board.

Considerations for approval.

The Planning and Community Development Department and the ARB take demolition of historic buildings very seriously. There are specific requirements for what must be submitted for review of a proposed demolition.

Applications will be intently evaluated in consideration of the following:

- What is the historic and architectural significance of the building proposed for demolition?
- Is it particularly unique to the area or is it of individual noteworthy significance?
- Does the building contribute to the district?
- Is the building structurally sound?
- Have all efforts been exhausted in considering alternatives to demolition?
- What effect will the demolition have on neighboring properties, the streetscape, and the overall area?
- Is there new development planned for the site?
- Is the new development compatible with the guidelines for new construction?

STAFF FINDINGS

Article 16.02 Central Business District Zoning District Guidelines

Positive findings for Sections 2.8.5.C, 2.8.5.D, 3.1.5.D, 4.1.1.D, 5.1.2.C, 5.1.2.D, and 5.1.2.E.

RECOMMENDATION

Based upon the findings contained within the staff report, Staff recommends that the Architectural Review Board **approve** a Certificate of Appropriateness (ARB 2019-5) to remove a rear addition and to reinstall original window openings and cornice on the front façade for the property located at 309-311 Saint Clair Street **with the following conditions.**

1. A building permit shall be obtained prior to work commencing on the proposed project.
2. Any additional projects requiring a building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued.
3. All exterior work conducted as a part of this approval shall conform to the design and drawings contained within this report.

ATTACHMENTS

- Drawings of proposed building elevations and floorplan
- Plat survey of property
- Historic Survey Form



Front Façade at Saint Clair Street



Façade of Rear Addition at Lewis Street





View from Rooftop of Rear Addition to be Removed – Looking toward West Main Street. Portions of these rear walls will be visible from Lewis Street when addition is removed.





View at Rooftop Addition looking toward Saint Clair Street.



View at Rooftop Addition looking down between Adjacent Building.



View of Adjacent Building Wall that will be Exposed when Addition Removed.



Late 1940s Photograph – Windows Existing



1952 Photograph – Windows Filled In and New Storefront





Howser's Saloon - Formally Located on 1st Floor of Marcus Building



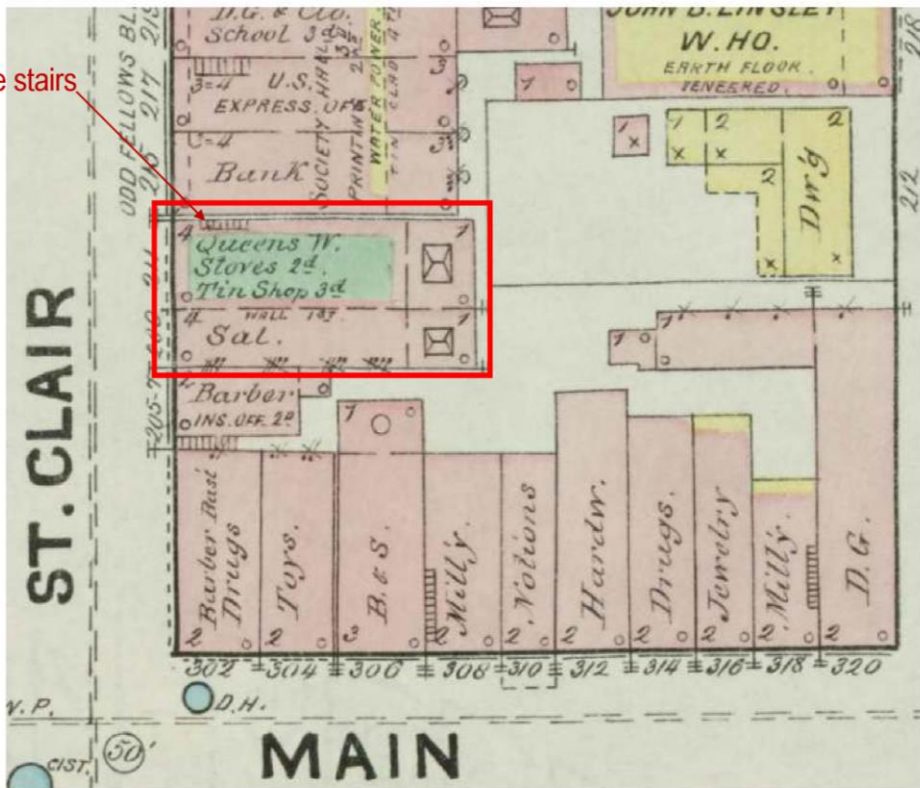
Window Openings Filled In – View from Interior



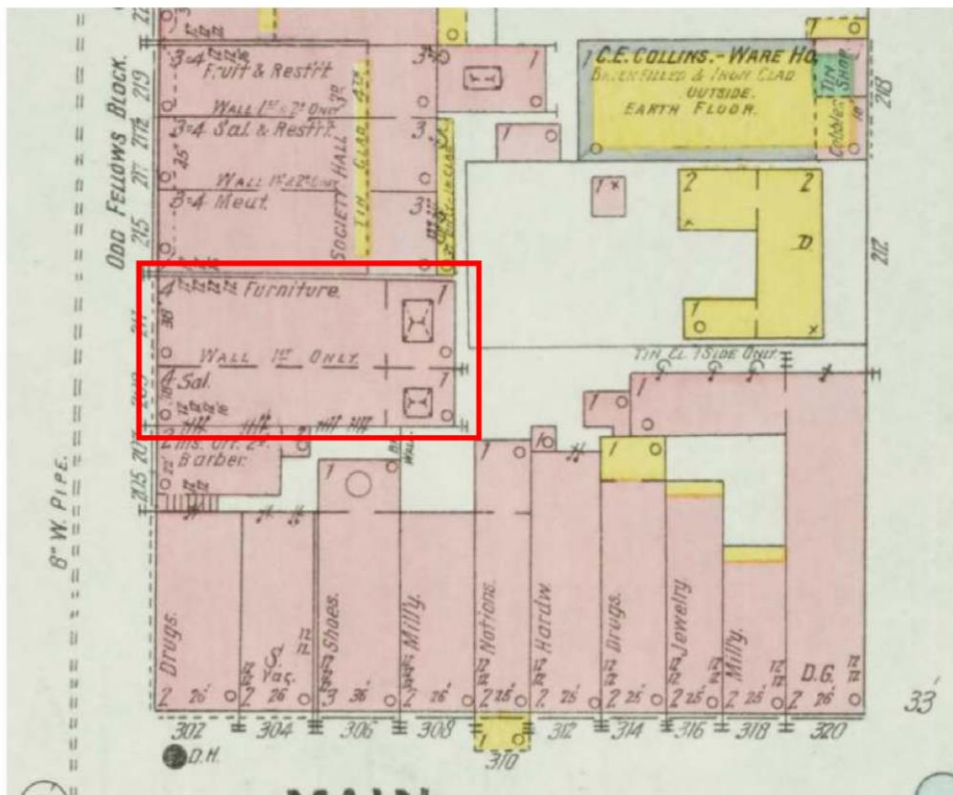
Window Opening Filled In at Side Elevation to be Reinstalled – View from Interior

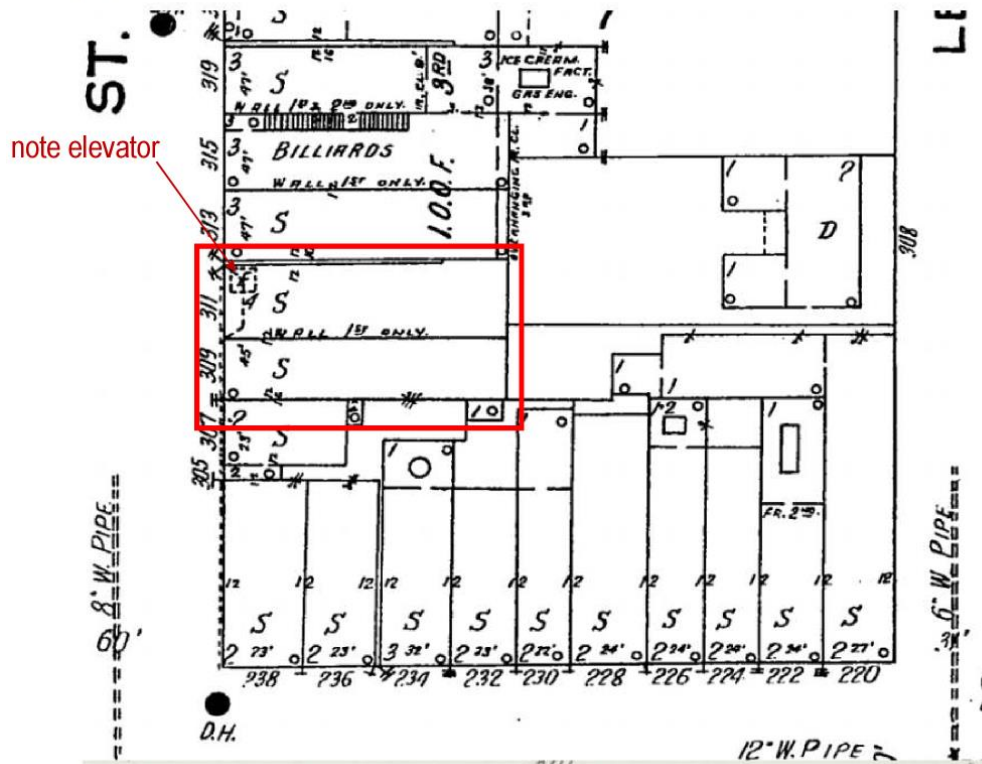
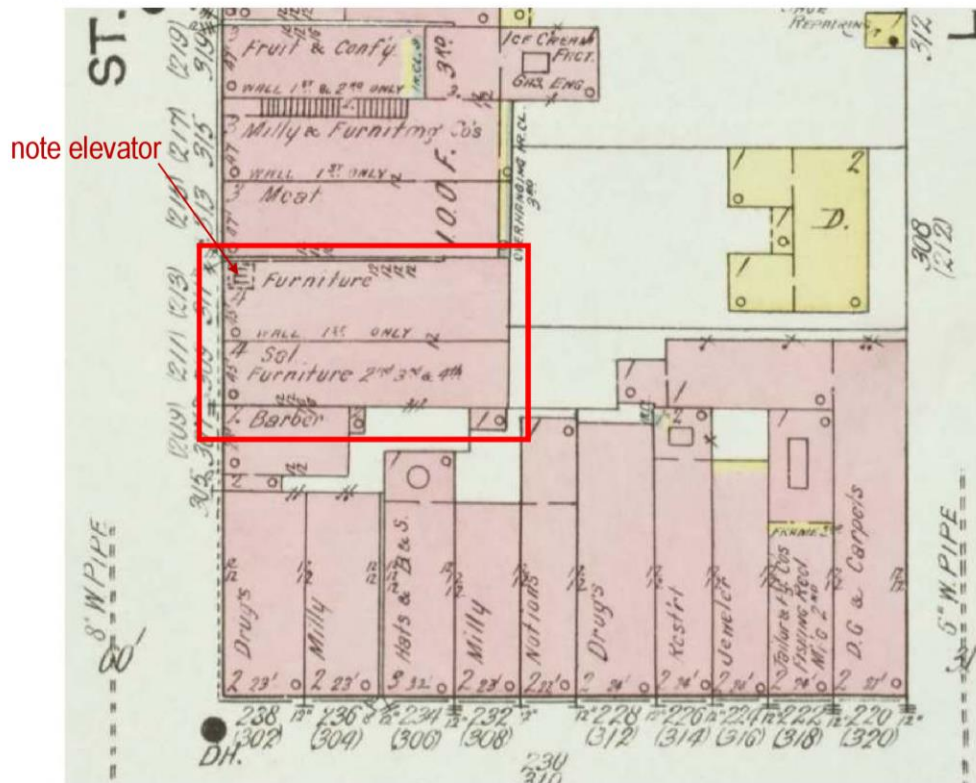
1890

note stairs

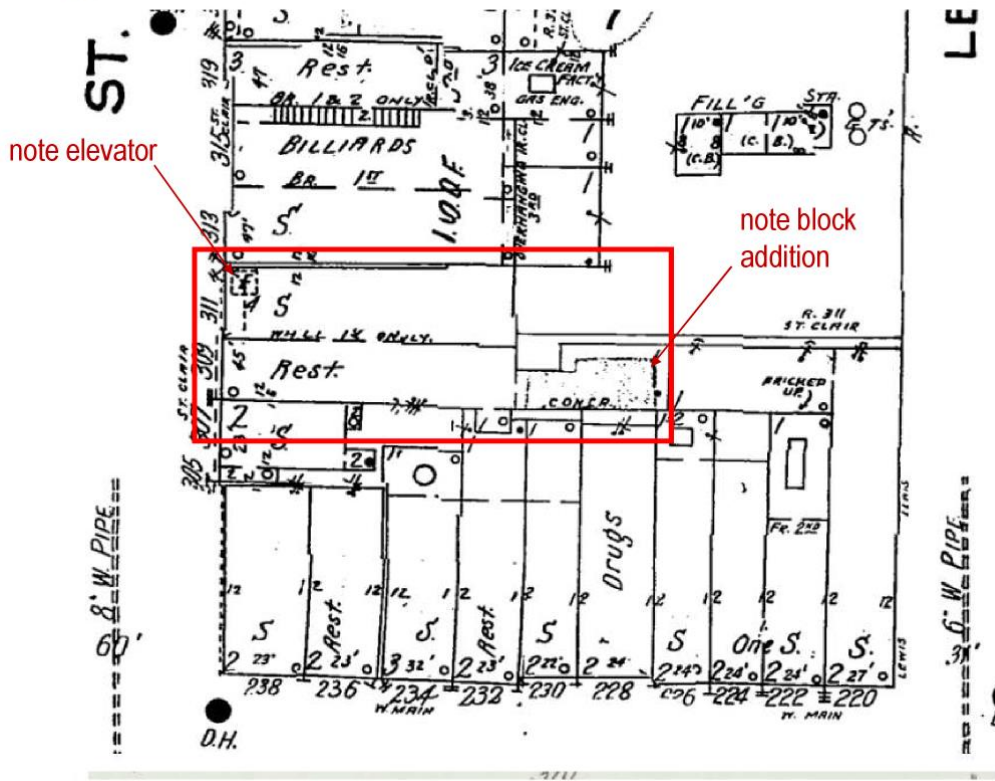


1907





1943



1955

